



Tukes Way, Saffron Walden £435,000 **Freehold**

Key Features

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- Four bedroom family home
- Spacious and flexible living accommodation
- Large lounge/diner with snug area
- Modern well-equipped kitchen
- Driveway parking

Well-presented four-bedroom family home offering flexible and spacious living accommodation. The property has previously been extended, creating an impressive and versatile layout ideal for modern family living.

The ground floor features a very large lounge/diner with a snug area, providing an excellent space for both relaxing and entertaining. There are two additional reception rooms, one of which can be used as a fourth bedroom, home office, or playroom. The modern fitted kitchen completes the main living space, alongside a convenient downstairs cloakroom.

To the first floor are three well-proportioned and well-presented bedrooms and a family bathroom. Further storage is available via a partly boarded loft, accessed by a pull-down ladder.



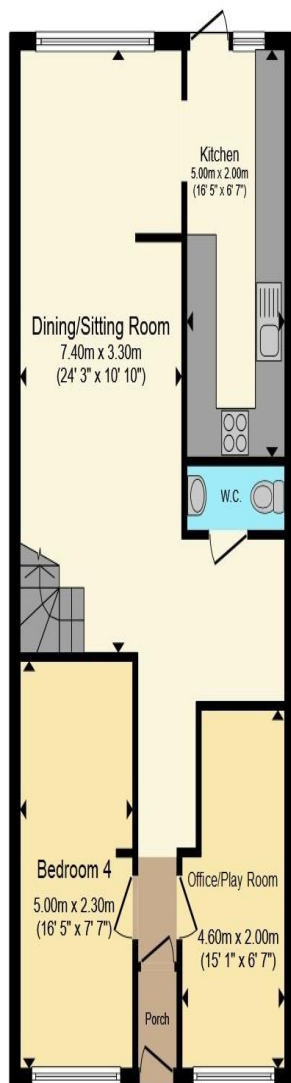
Externally, the property benefits from a private, fully enclosed rear garden with a combination of lawn and decking, ideal for outdoor dining and family use. To the front, there is driveway parking. Situated in a quiet cul-de-sac location, the property is close to local amenities, transport links, and the town centre, making it an excellent choice for families and commuters alike. Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Porch

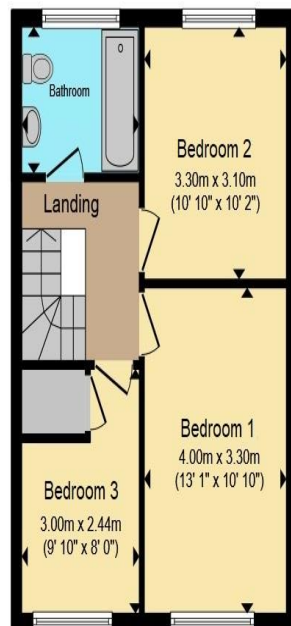
Lounge/Diner
7.40m (max) x 3.30m (max)
24'3" (max) x 10'10" (max)

Kitchen
5.00m x 2.00m
16'5" x 6'7"





Ground Floor



First Floor

Total floor area 106.4 sq.m. (1,145 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Office/Play Room
4.60m x 2.00m
15'1" x 6'7"

Bedroom Four
5.00m x 2.30m
16'5" x 7'7"

Cloakroom

Landing
Access to partly boarded loft via pull down ladder.

Bedroom One
4.00m x 3.30m
13'1" x 10'10"

Bedroom Two
3.30m x 3.10m
10'10" x 10'2"

Bedroom Three
3.00m max x 2.44m max
9'10" max x 8'0" max
Built in cupboard.

Bathroom

Garden

Private fully enclosed garden comprising of lawn and decking area with rear access.

Front

Driveway parking.

To view this property call Kevin Henry on:
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